



OFFICE SPACE FOR LEASE

# Brookside Office Park

1 Harbison Way Columbia, South Carolina 29212

 HARBISON SUBMARKET

CONTACT:

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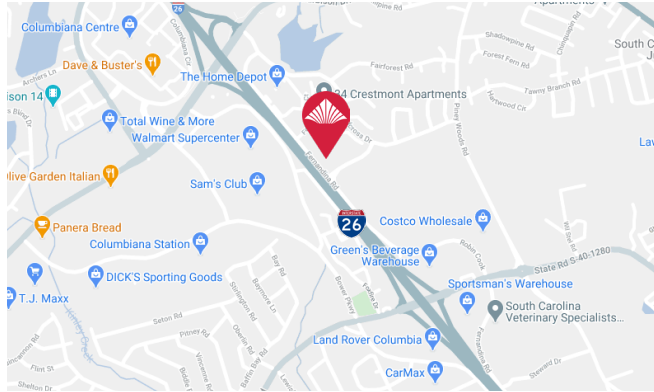
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## OVERVIEW OF AVAILABLE SPACE

Lease Rate:	\$16.00 PSF/yr FS
Building Size:	±43,345 SF
Total SF Available:	±10,658
Min/Max SF Available:	±750 to 3,313 SF
Parking:	175 surface spaces (Ratio of 3.88:1,000)
Proximity to I-20/I-26 Interchange:	±3.7 miles
Submarket:	Harbison



## AVAILABLE SUITES

SUITE 101:	±1,100 SF
SUITE 108:	±750 SF
SUITE 101:	±902SF
SUITE 101:	±1,749 SF
SUITE 101:	±1,420 SF
SUITE 101:	±1,424 SF
SUITE 101:	±3,313 SF

## SUMMARY

Brookside Office Park is well-located near the intersection of I-20 and I-26, providing easy access from Chapin, Downtown Columbia, West Columbia, and Lexington. The property is visible from I-26, which sees average daily traffic counts in excess of 111,700 vehicles per day (2020).

It is also proximate to the Harbison retail corridor, which has been cited as the top retail destination in the Midlands due to its location near two major interstates (I-20 & I-26) and the presence of Columbiana Centre mall. Nearby retailers and amenities include Walmart, Costco, Sam's Club, and Office Depot, among many others.

The spaces available are ideal for professional or medical office tenants, with flexible floor plans on the 1st and 2nd Floors. The property benefits from a newly renovated common area, restrooms, and main lobby, as well as ample parking that includes 175 total spaces and a parking ratio of 3.88:1,000 square feet.

## HIGHLIGHTS

- Newly renovated common area, restrooms, and main lobby
- Ample Parking: 175 total spaces (3.88 : 1,000 SF)
- Located near Harbison Blvd, which has been cited as the top retail corridor in the Midlands
- Ideal for professional or medical office tenants, with flexible floor plans on the 1<sup>st</sup> and 2<sup>nd</sup> Floors
- Proximate to I-26/I-20 interchange, offering easy access to Chapin, Downtown Columbia, W Columbia, and Lexington
- Nearby retailers and amenities include Walmart, Costco, Sam's Club, and Office Depot, among many others



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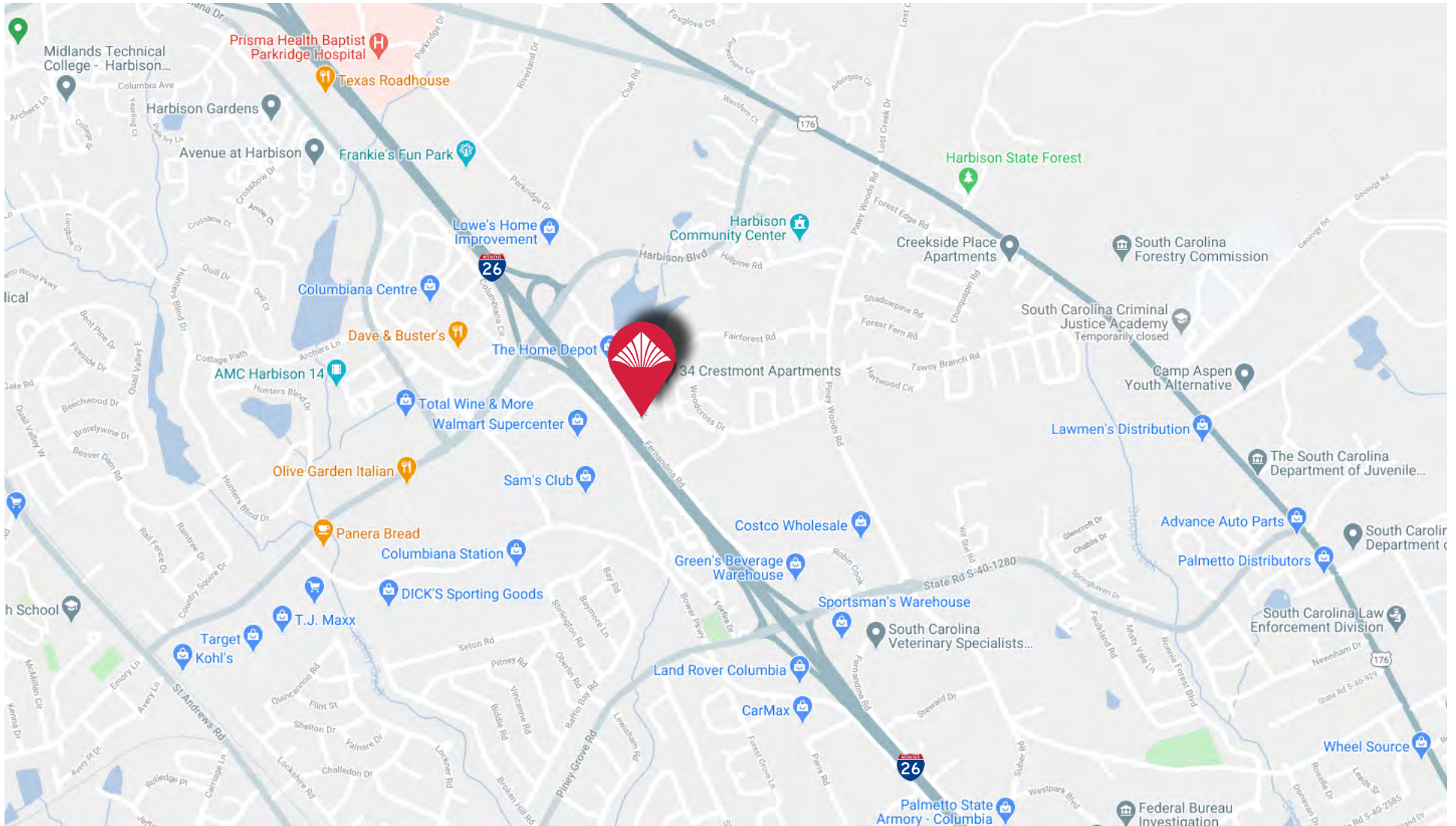
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